

Redevelopment Guidance

This guidance is intended to clarify what performance standards apply to land development that includes redevelopment. Based on existing and proposed land cover, sites may need to meet redevelopment standards, new development standards, **or a mixture of the two**.

A stormwater permit is required for the following activities:

1. The cumulative addition of 20,000 square feet of impervious surface.
2. Development that requires a subdivision plat or a certified survey map.
3. Land disturbance exceeding four thousand square feet on a commercial, industrial, institutional or multifamily site.
4. Development deemed an environmental risk by the department.

New development performance standards apply to the following activities:

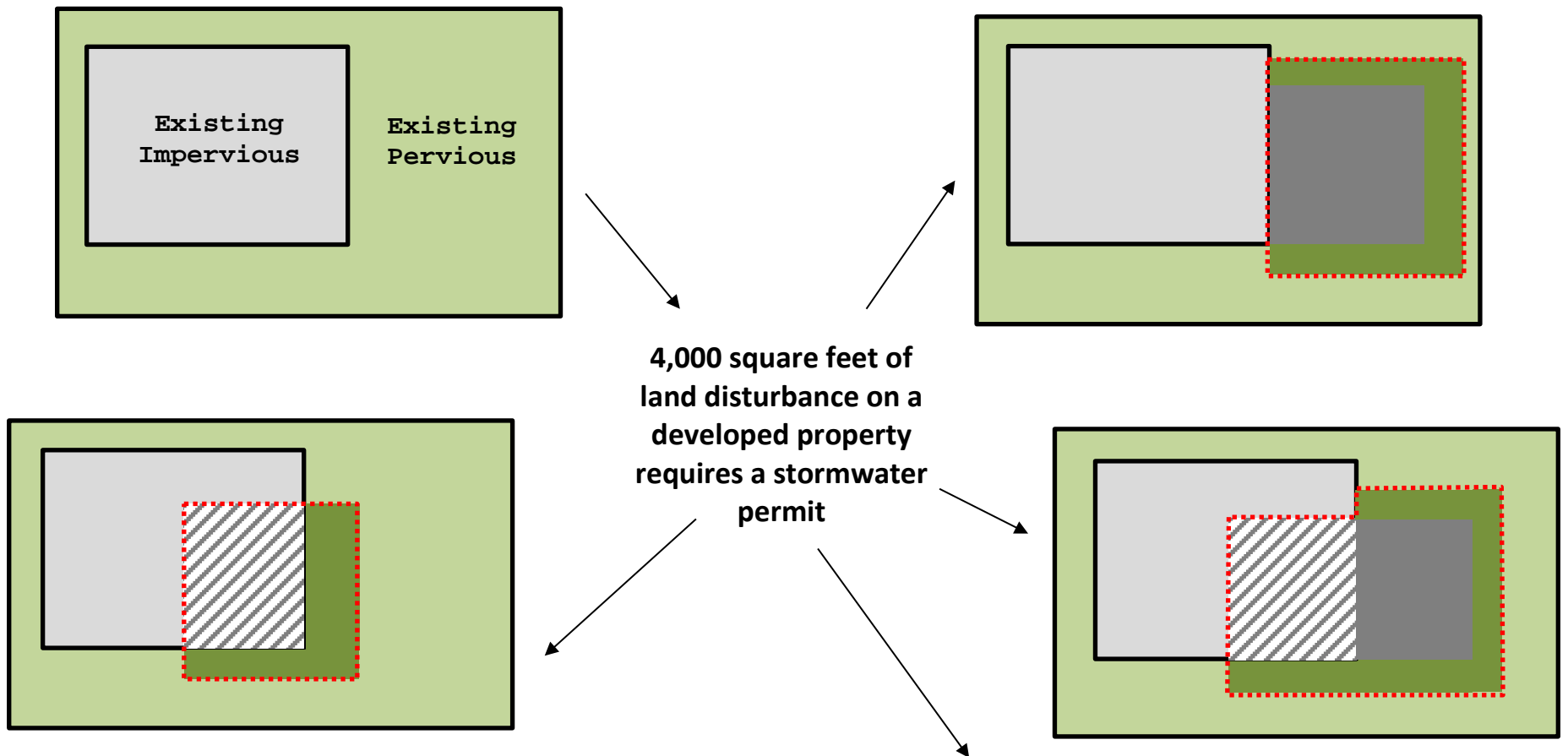
- Land disturbance resulting in a hydrologic change.
- Development that results in a **net increase** of impervious area on the site.

Redevelopment performance standards apply to the following activities:


- Development that results in an **equal amount** or a **net decrease** of impervious area on the site.

If the development is a mixture of new development and redevelopment, the redevelopment performance standards apply only to “redeveloped impervious” surfaces. New development performance standards apply to all other pervious and impervious surfaces.

“Redeveloped impervious” is impervious surface defined in the post-development condition, up to the area of impervious surface present in the pre-development condition. Swapping pre-developed and post-developed impervious surfaces within the site to maximize the “redeveloped impervious” is acceptable when the land uses generate similar pollutant loads.



4,000 square feet of
land disturbance on a
developed property
requires a stormwater
permit

-  Redevelopment –
“Redeveloped Impervious”
-  New Development - Pervious
-  New Development - Impervious
-  Site Boundary
(Limits of Disturbance)

